



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2403455
Applicant Name: Tyler Goodmanson
Address of Proposal: 2001 E Jansen Ct

SUMMARY OF PROPOSED ACTION

Master Use Permit to divide one parcel into four (4) lots (unit subdivision). Proposed lot sizes are: A) 1,072.8 square feet; B) 590.6 square feet; C) 904.6 square feet; D) 2,231.6 square feet. Related project: Retain existing single family home and construct three (3) townhouses with detached parking under MUP No. 2308873.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into four lots as a unit subdivision.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading, or demolition,
 or involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: L-4

Uses on site: Approved townhouses and existing single-family home

Site & Area Description

The 4,799 square foot property is situated on the northwestern corner of a rectangular block adjacent to 20th Avenue East to the west, East Denny Way to the south, and East Jansen Court to the north in the Capitol Hill area of Seattle. East Jansen Court is essentially a dead-end extension of East John Street. All streets are improved with concrete curbs and sidewalks. A concrete alley abuts the property to the east. An existing single family structure occupies the easternmost portion of the property hugging the alley. The location of this structure which has been retained on site effectively prevents vehicular access to the site from the alley. The site is not located in any identified or designated environmentally critical area.

The subject property is zoned Multi-family Lowrise 4 (L-4). Properties across East Jansen Court to the north are zoned Lowrise 3 (L-3). Properties to the south of East Denny Way are zoned Neighborhood Commercial/Residential with a forty foot height limit (NC2/R-40). Existing development to the north, south, east and west is a mix of single and multi-family residential structures.

Proposal Description

The proposal is to subdivide one parcel into four unit subdivision lots with four surface parking spaces. The townhouse structures are three stories high and extend across the western half of the property. An existing Single family structure occupies the easternmost portion of the property. Four surface parking spaces located between the existing single family structure and the new townhouses will be accessed directly off East Jansen Court.

Note that the construction of the new townhouses was reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate permit (Application No.2308873, Permit No. 739972). The subject of this analysis and decision is only the proposed division of land.

Public Comments

The comment period for this proposal ended on June 9, 2004. During the public comment period, DPD received one comment letter.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is zoned for multi-family residential use. The allowable density of the subject property is one unit per 600 sq. ft. of lot area. Given a lot area of approximately 4,799 square feet, eight (8) units are allowed and four (4) are proposed.

The conformance of the proposed development as a whole with the applicable Land Use Policies and Code Provisions has been reviewed under Application No. 2308873, Permit NO. 739972. These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, access and parking requirements. Since the open space has been reconfigured from that shown on the approved construction plans, private usable open space meeting the development standards of SMC 23.45.016 B1c and in the aggregate totaling a minimum of 1520 square feet (15% of the lot area plus 200 square feet per unit) as required per SMC 23.45.016 A3a(2) must be shown on the plat and this condition has been imposed below.

The proposed parcel provides adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards. New trees must be planted consistent with the requirements of the City's tree requirements (SMC 23.45.015).

2. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. An easement for electrical service to the proposed lots is required; the applicant must include the required easement on the final short subdivision. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. Connection to either the 8-inch public combined sewer (PS) in East Jansen Ct. or to the 21-inch PS in 20th Avenue E. requires a sidesewer permit. Stormwater and plan review requirements were made at the time of building permit application(s). The Short Plat application has been reviewed by Seattle Public Utilities and Water Availability Certificate No.20040758 was issued May 24, 2004.
4. One objective of the Multi-family Policies is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed short subdivision is consistent with the Multi-family Policies and will meet all minimum Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.
5. This site is not located within an environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.
6. There are existing street trees along 20th Avenue E and E Jansen Court which will be retained. Seven new trees have been proposed for planting on site
7. Prior to this application, the applicant proposed a three-unit townhouse on the site (Application No. 2308873, Permit N0. 739972). Pursuant to SMC 23.24.045(B), sites developed or proposed to be developed with townhouses may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards. The conformance of the proposed development as a whole with the applicable Land Use Code Provisions has been reviewed under Application No. 2308873, Permit N0. 739972. These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, access and parking requirements. Consistent with Section 23.24.045(C), additional development of the proposed lots may be limited. Subsequent platting actions, or additions or modifications to the structure(s) may not create or increase any non-conformity of the parent lot.

SUMMARY - SHORT SUBDIVISION

The lots to be created by this short subdivision, as conditioned, will meet all standards of the Lowrise 4 zone set forth in the Land Use Code, and are consistent with applicable Multi Family policy guidelines. This short subdivision can be provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the final recording forms for approval and any necessary fees.
2. Include easement language to provide for electrical facilities and service to the proposed lots as required by Seattle City Light per memorandum #250428-3-026 on the final Short Subdivision.
3. Show on the plat private usable open space meeting the development standards of SMC 23.45.016 B1c and in the aggregate totaling a minimum of 1520 square feet (15% of the lot area plus 200 square feet per unit) as required per SMC 23.45.016 A3a(2),

Signature: (signature on file) Date: October 25, 2004

Michael Dorcy, Land Use Planner
Department of Planning and Development
Land Use Services